



14 Ransome Gardens, Edinburgh, EH4 7EU

Immaculately Presented, Four Bedroom, Semi-Detached Home.

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Property Description

Immaculately presented and spacious, four-bedroom, semi-detached house, with gardens and a driveway. Located in the popular Clermiston area, northwest of the City Centre.

Comprises a vestibule, hallway, living room, dining/kitchen, four flexible bedrooms, and a family shower room.

Highlights include a bespoke extension with skylight windows and a recent quality kitchen (2022), together with a recent bathroom. Further highlights include light tasteful decor, contemporary flooring and lighting, a modern glass stair balustrade, and an alarm system.

In addition, there is gas central heating, double glazing, superb storage and a floored loft. Professionally landscaped gardens include a five-car driveway to the front, with an enclosed rear garden that includes a lawn, patios, two storage sheds and a Sheltered Sitooterie.

A welcoming entrance hall has wood effect flooring extending throughout the majority of the ground floor, stairs leading to the first floor and a storage cupboard. The dual-aspect living room features wood-effect flooring, wall light fixtures and ample space for freestanding lounge furniture.

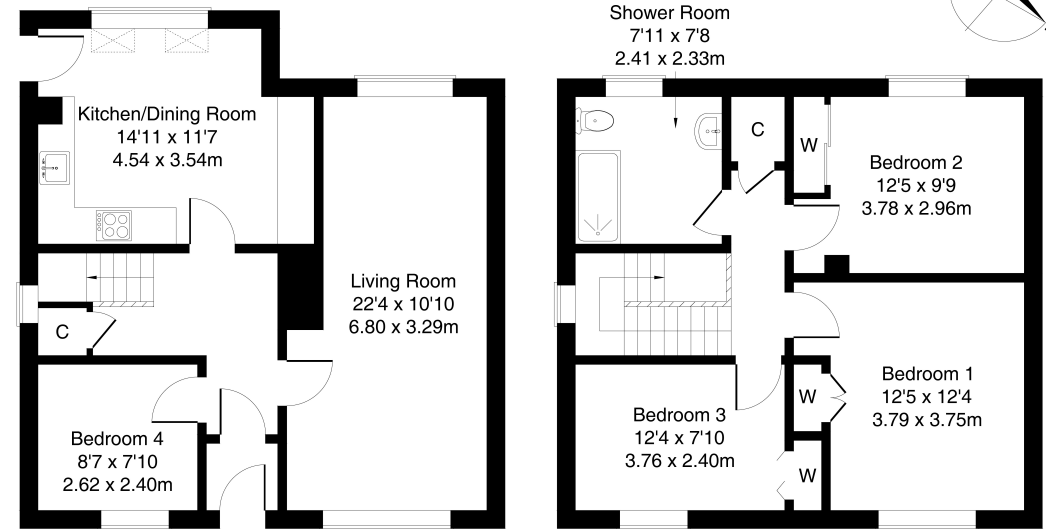
To the rear, the kitchen is fitted with contemporary units, stone effect worktops, matching splashback, a sink with a drainer and access to the rear garden. Appliances include a fully integrated gas hob with oven and canopy above, freestanding fridge/freezer and washing machine. Completing downstairs, bedroom four is set to the front with wood-effect flooring and a central light fitting.

Upstairs, the master bedroom is set to the front, featuring carpeted flooring, a built-in wardrobe and a central light fitting. Two further bedrooms are similarly well finished with wood effect flooring, with built-in wardrobes. Completing the accommodation, the family shower room is fitted with a two-piece suite, freestanding mains shower with enclosure, cushioned flooring and a ladder-style radiator.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1119 sq ft - 104 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Clermiston is a popular and established residential area with schooling at all levels, easy commuting travel, extensive amenities, and a range of housing types. There is local shopping on Queensferry, Drum Brae and St. John's roads, whilst a 24-hour Tesco superstore and the nearby Gyle Shopping Centre offer a more extensive range of high-street names. Numerous family-friendly public parks can be

found, together with the woodlands of Corstorphine Hill, whilst leisure facilities include the Drum Brae Leisure Centre, Capital Hotel Gym, David Lloyd Club, several golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools through all levels.





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